

Rezoning Justification Statement
Shelby Street Breeze Wine Bar & Spirits
1247 South Shelby Street
Louisville, KY 40204

Project Summary

A change in zoning is requested for a tract of real property comprising 0.23 acres located at 1247 South Shelby Street, Louisville, Kentucky 40204 (Property). The Property is situated near the southeast quadrant of the intersection of South Shelby Street and Shelby Parkway.

The requested rezoning from C-1 to C-2 (Commercial District) to allow a renovation of an existing building for use as a Wine bar and food sales. This will allow for operational flexibility to be built into the development of a small traditional neighborhood commercial center. The existing building will be renovated and designed ensure compatibility with the existing neighborhood while provided updated interior amenities.

The rezoning will adhere to and further promote the design standards and development guidelines discussed in the Comprehensive Plan. As the development moves through the entitlement process, it will cultivate the ideas and suggestions provided by the neighbors and other interested parties, and the Louisville Metro Governments via the designated representatives and staff officials. Applicable Guidelines and Policies of the Comprehensive Plan are discussed herein.

The proposal is within a mixed-use corridor that has been created along South Shelby Street. The proposal is surrounded by mixed uses. The proposal is for C-2 zoning and is located along a minor arterial. The proposal will not create a new commercial center but will fill existing vacant retail space. The proposal is compact and located in the vicinity to other compatible uses currently being revitalized with new mixed uses in an existing traditional neighborhood center. Per metro staff findings, the subject site is in a walkable urban neighborhood and supported by TARC service. The proposed is appropriately located along a mixed-use corridor. Surrounding land uses are compatible with the proposed zoning district as they consist of varying intensities of commercial, industrial, and office districts. The proposal preserves the existing building consistent with predominate neighborhood building designs.

Demonstration of Appropriateness with Comprehensive Plan 2040

Community Facilities

Our Project aligns with the goals for Community Facilities. The Project provides for multi-modal access with pedestrian traffic, a nearby TARC stop, and available parking. A goal of Community Facilities is to provide Educational, Cultural and Leisure facilities for the neighborhood.

Community Form

Our Project is an enhancement of the goals of the Community Form. We are protecting the existing structure (circa 1935) and undergoing a substantial renovation to preserve its presence in the neighborhood for generations to come. Community Form encourages Mixed Use Centers and we are strategically located near the intersection of a neighborhood commercial node that includes professional offices, a bakery, religious multi-cultural church and additional available retail areas currently being renovated. The desired intention of the entire project is to promote a wine and spirits experience for smaller groups in a unique intimate setting.

Livability and Environment

Our Project is a needed contributor to the Livability and Environment goals of the Comprehensive Plan. The space will provide a walkable option for nearby residence to meet and socialize in a local setting, as well as, provide a local setting that will attract people to live and work along the South Shelby Street corridor.

Marketplace

Our Project is perfect for the Marketplace goals of the Comprehensive Plan. Young and highly skilled workers are attracted to urban living environments that provide easily accessible entertainment, food and public transportation. The combination of retail, work and established residential nearby, all easily accessed as a pedestrian or TARC rider ensure this will be a vibrant traditional community.

Mobility

Our project exemplifies the Mobility goals set forth in the Comprehensive Plan. We have all modes of transportation available with pedestrian, bike, TARC and automobile. Our project is located near the intersection of traditional neighborhood commercial corridors and is a short bike ride to Downtown.